

ANNIE LOU SOWELL, ET AL,

GRANTORS

TO

WARRANTY DEED

DANNY E. PHILLIPS, ET UX,

GRANTEES

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and the assumption by the Grantees hereinafter named of that certain indebtedness evidenced by a promissory note secured by that Deed of Trust of record in Real Estate Trust Deed Book 185, at page 503, said instrument being of record in the office of the Chancery Court Clerk of DeSoto County, Mississippi, and to which said recorded instrument reference is hereby made, We, ANNIE LOU SOWELL, STELLA ROBERTS and C. C. KING being the sole devisees under the terms and provisions of the Last Will And Testament of Rilla Mae Cox, deceased, do hereby sell, convey and warrant unto DANNY E. PHILLIPS, and wife JANET E. PHILLIPS, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following land lying and being situated in Section 13, Township 3 South, Range 8 West, in the City of Hernando, DeSoto County, Mississippi:

Lot 3, Riviera Estates Subdivision, located in the Town of Hernando, in Section 13, Township 3 South Range 8 West, DeSoto County, Mississippi; as shown on plat recorded in Plat Book 10, Page 26, in the office of the Chancery Clerk of said County, to which plat reference is made for a more particular description.

The above described lands are subject to building, subdivision, zoning and health department regulations in effect in the City of Hernando, DeSoto County, Mississippi; to rights of way and easements for public roads and public utilities and to the covenants, easements, limitations and restrictions set forth with the said recorded plat of said subdivision.

The mortgage lender is authorized and directed to transfer without charge all escrow funds to the Grantees herein named.

The Grantees herein covenant to begin payment upon the assumed indebtedness with the regular March, 1982, installment thereof. The Grantors herein covenant that all payments through the regular February 1982, installment have been paid.

Possession is given upon the delivery of this Deed with taxes for the year 1982 to be paid by the Grantees herein.

WITNESS OUR SIGNATURES this the 3rd day of March, 1982.

Annie Lou Sowell
ANNIE LOU SOWELL

Stella Roberts
STELLA ROBERTS

C. C. King
C. C. KING

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named ANNIE LOU SOWELL, STELLA ROBERTS and C. C. KING, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office, this the 3rd day of March, 1982.

Kathy Cook Morris
NOTARY PUBLIC

My Commission Expires:

ADDRESSES:

Annie Lou Sowell
850 Mt. Pleasant
Hernando, Ms. 38632

Stella Roberts
1014 S. Perkins, K
Memphis, Tennessee

C. C. King
Route 1 - Eudora
Hernando, Ms. 38632

Danny E. Phillips

73 Highway 51, North
Hernando, Ms. 38632

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 9 o'clock 40 minutes A.M. 16 day of Mar 1982, and that the same has been recorded in Book 58 Page 79 records of WARRANTY DEEDS of said County. Witness my hand and seal this the 18 day of March 1982.
Fee 3.50 pd.

Clerk